

**BIKE RACKS TO BE PURGED****TOMORROW ON 6/20/16;****NOTICES DISTRIBUTED & POSTED**

In order create more room for people to use, the bike racks are scheduled to be purged tomorrow (June 20, 2016). If you have a bike parked at one of the bike racks, please remove it by 8AM on June 20th. Any and all bikes left at the bike racks will be considered abandoned and removed. The chain or lock will be cut off and unclaimed bikes will be donated to charity. If you have renters, please notify your tenants. Notices have been posted and distributed.

**LARGE DUMPSTER TO BE
REMOVED ON 6/20/16**

In order to prepare for the many move-ins and move-outs in June, Marborg has dropped off a large roll-off dumpster in Phase 3 (across from Bldg 7606). It was dropped off on June 9th and will be picked up tomorrow.

The large dumpster would only be for large items and like furniture, BBQ's, mattresses, etc. Please no e-waste, toxic materials, green waste, or household trash. Thank you.

**DESIGNATED SMOKING AREA
ESTABLISHED BY 7638**

Due to numerous complaints about people smoking near the building in which they live, the Board, to accommodate those who must smoke, will be installing an area by Bldg 7638, away from the building, a bench, ash tray and a doggie station. Please take advantage of this new item so that your neighbors don't have to put up with 2nd hand smoke. Thank you.

June 19, 2016

**ALL VEHICLES MUST BE CURRENTLY
REGISTERED EVEN IF PARKED
IN ONE'S ASSIGNED SPACE**

As a reminder, all vehicles at the Development must be currently registered, even if it is parked in one's designated parking stall. Additionally, vehicles in unroadworthy or non-operational condition are prohibited from being parked or stored as well.

As of last week, there was a Chevy truck – see attached photo - parked in Phase 3 (across from 7602) appears to be non-operational. This vehicle is subject to be towed at the vehicle owner's expense. If you own this vehicle, please promptly remove it from the complex.

Any questions, please visit the Association's website www.eucalyptusgrove.org

**MID-LANDINGS BEING REPLACED
WITH TREX**

Some mid-landings (between the ground and the top floor) are being replaced with Trex, a synthetic wood often used for decks. Trex, according to the experts, will never rot, warp, and be eaten by termites. Additionally, when installed, there will be very small gaps (few millimeters) in between the planks to allow drainage, and, therefore, eliminating any possible ponding effects. The Association is doing a couple of buildings at a time. Newer or recently replaced mid-deck landings are being left alone.

ASSOC WELCOMES NEW MEMBERS

The Association would like to welcome its latest member: Ms. S. Sanders & Mr. R. Mooneyham.

ANTS MAKING A RETURN

The ants are now re-appearing in some units. Due to their size, they can come from anywhere including from your shower/tub or kitchen drain line. Even though your place is spotless, you may still experience these insects. To kill them instantly, it's been suggested to use either a surface or glass cleaning solution that has less toxicity.

**REPLACEMENT OF ENTRY SYSTEM
IN THE WORKS**

Thank you to all who returned the forms with your cards' & clickers' numbers. Unfortunately, there are still about 25 – 30 units that have not provided this information. Anyhow, at this point, the Association is trying to merge the new and the old information and, hopefully, deleting inactive cards and numbers. When all is done, there will only be a goose neck key pad and screen to operate. Your guests will be able to look you up and punch in your unit # which will directly connect you. From start to finish, the project may last up to a couple of weeks with the gates being in the open position. There will no longer be a directory with all names and corresponding unit #'s for the public to see. Thank you in advance for your patience.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Thank you.

**PROCEDURES DEALING WITH
LEAK FROM UNIT ABOVE**

Once in a while, if you live on the 1st or 2nd floor, you may experience a leak directly coming from the above unit. Usually, the leak happens in or around the bathroom. When this happens, please go upstairs and notify your neighbor to stop using the water and inspect the plumbing. Sometime, the leak is not very evident as it may be due from the shower or tub drain or ice maker or under your sink. Either way, for the unit receiving water, it might be wise to put a small hole (size of a pencil head) to drain the water. Of course, catch the water with a bucket. Or if the leak comes from the bathroom ceiling, a small hole above the tub might be best to allow water to drain straight into the tub. For the unit above, it

would be wise to contact a plumbing contractor to have your unit checked. It would be up to the 2 unit owners to deal with each other regarding the damage that may occur. If you are unable to get a hold of the unit owners involved, please call Management.

**ALL EXTERIOR ALTERATIONS
REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

**MAINTENANCE CONCERNS?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Thank you.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETING SCHEDULED;
REQUEST IN WRITING;**

The next monthly Board Meeting is scheduled for **Thursday, July 14, 2016**, at 6PM, in the Meeting Room at 7610 Hollister Ave, Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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